

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Milwaukee

State: WI

PJ's Total HOME Allocation Received: \$123,462,456

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	96.83 %	95.58 %	4	93.41 %	91	81	
% of Funds Disbursed	94.47 %	92.00 %	2	84.68 %	100	92	
Leveraging Ratio for Rental Activities	3.16	3.67	7	4.72	31	37	
% of Completed Rental Disbursements to All Rental Commitments***	99.90 %	97.30 %	6	80.76 %	84	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.34 %	80.81 %	5	68.18 %	85	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.18 %	76.80 %	6	80.32 %	33	28	
% of 0-30% AMI Renters to All Renters***	54.00 %	51.39 %	4	45.16 %	71	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.36 %	87.33 %	8	95.04 %	9	11	
Overall Ranking:			In State:	4 / 10	Nationally:	76 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,806	\$14,432		\$26,037	2,376 Units	35.00 %	
Homebuyer Unit	\$23,526	\$13,918		\$14,755	1,446 Units	21.30 %	
Homeowner-Rehab Unit	\$19,360	\$15,745		\$20,487	2,962 Units	43.70 %	
TBRA Unit	\$0	\$2,529		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$33,771	\$59,656	\$20,902
State:*	\$63,839	\$73,605	\$17,539
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.7	14.0	22.9	0.0
Black/African American:	64.5	61.6	53.8	0.0
Asian:	0.5	2.7	2.2	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0
Other Multi Racial:	0.2	0.1	0.4	0.0
Asian/Pacific Islander:	0.5	1.4	0.6	0.0

ETHNICITY:

Hispanic	17.2	19.3	19.5	0.0
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HOUSEHOLD SIZE:

1 Person:	31.9	20.5	35.6	0.0
2 Persons:	25.2	20.6	24.6	0.0
3 Persons:	18.3	21.3	14.8	0.0
4 Persons:	13.5	20.2	11.2	0.0
5 Persons:	7.6	8.6	7.4	0.0
6 Persons:	2.5	5.2	4.0	0.0
7 Persons:	0.7	1.8	1.1	0.0
8 or more Persons:	0.4	1.9	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.9	28.8	22.2	0.0
Elderly:	7.1	8.9	36.3	0.0
Related/Single Parent:	35.7	33.3	18.0	0.0
Related/Two Parent:	14.5	25.3	15.7	0.0
Other:	7.9	3.7	7.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.0	2.0 [#]
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	90.4	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

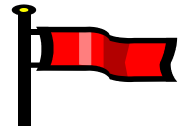
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 76
(Percentile)
State Rank: 4 / 10 PJs Overall Rank: 73
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	82.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	86.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.04	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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